

JUNE 28 - JULY 5, 2021

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 23 contracts signed this week, made up of 10 condos, 4 co-ops, and 9 houses. The previous week saw 30 deals.

\$3,163,218	\$2,750,000	\$1,457
Average Asking Price	Median Asking Price	Average PPSF
1%	\$72,754,000	85
Average Discount	Total Volume	Average Days On Market

Unit PHB-Front at Front & York, located at 85 Jay Street in DUMBO, entered contract this week, with a last asking price of \$7,850,000. Built in 2021, this sponsor penthouse condo spans 3,068 square feet with 4 beds and 4.5 baths. It features chevron-patterned white oak flooring, 11-foot ceilings, floor-to-ceiling divided light windows, a 980 square foot wrap-around terrace, a custom-designed chef's kitchen with Italian white oak cabinetry, and much more. The primary bedroom features a large walk-in closet, wide-plank white oak flooring, and an en-suite bath. The building provides a state-of-the-art fitness center, a co-working lounge, a barbecue deck, a coffee lounge, and a variety of other amenities.

Also signed this week was 38 Third Place in Carroll Gardens, with a last asking price of \$6,495,000. This townhouse underwent a gut renovation to fit it with modern conveniences and a fresh appearance. It features 4 bedrooms and 2.5 bathrooms throughout its open floor plan, as well as a gated front garden and stoop, 10-foot ceilings, full height front windows, southern and northern exposures, a classic marble fireplace retrofitted for gas, built-in speaker system, quartz counters, high-end appliances, and much more.

10	4	9
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,982,900	\$2,687,500	\$3,575,000
Average Asking Price	Average Asking Price	Average Asking Price
\$2,272,500	\$2,812,500	\$3,450,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,600	\$1,447	\$988
Average PPSF	Average PPSF	Average PPSF
1,849	1,775	3,422
Average SqFt	Average SqFt	Average SqFt



85 JAY ST #PHB-FRONT

Dumbo

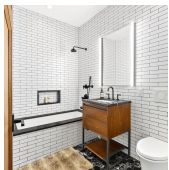
Type	Condo	Status	Contract	Ask	\$7,850,000
SqFt	3,068	Beds	4	Baths	4.5
PPSF	\$2,559	Fees	\$7,829	DOM	326



38 3 PL

Carroll Gardens

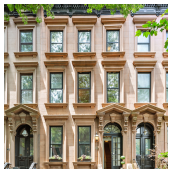
Type	Townhouse	Status	Contract	Ask	\$6,495,000
SqFt	N/A	Beds	6	Baths	3.5
PPSF	N/A	Fees	\$754	DOM	16



286 N 6 ST #1A

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,999,000
SqFt	3,126	Beds	4	Baths	4
PPSF	\$1,280	Fees	\$1,947	DOM	12



100 6 AVE

Park Slope

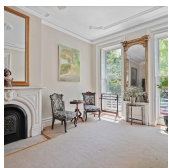
Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	3,900	Beds	6	Baths	3
PPSF	\$1,025	Fees	\$942	DOM	16



382 VANDERBILT AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	N/A	DOM	24



405 UNION ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$3,695,000
SqFt	N/A	Beds	5	Baths	3.5
PPSF	N/A	Fees	\$614	DOM	39

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43 PK PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,450,000
Sqft	N/A	Beds	2	Baths	1
PPSF	N/A	Fees	N/A	DOM	57



198 WASHINGTON AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,350,000
Sqft	2,975	Beds	4	Baths	5
PPSF	\$1,127	Fees	N/A	DOM	30



15 CLARK ST #4B

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,875,000
Sqft	1,750	Beds	3	Baths	3
PPSF	\$1,643	Fees	\$2,275	DOM	12



129 COLUMBIA HTS #61/62

Brooklyn Heights

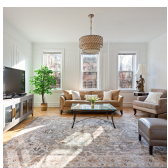
Type	Coop	Status	Contract	Ask	\$2,875,000
Sqft	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	N/A	DOM	32



135 WILLOW ST #1006/1007

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,750,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	N/A	DOM	524



123 WINDSOR PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,750,000
Sqft	3,389	Beds	6	Baths	2
PPSF	\$812	Fees	N/A	DOM	107

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150 N 5 ST # 3 J

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,575,000
Sqft	1,395	Beds	2	Baths	2
PPSF	\$1,846	Fees	\$1,173	DOM	56



121 STERLING PL # 2 B

Park Slope

Type	Condo	Status	Contract	Ask	\$2,385,000
Sqft	2,391	Beds	3	Baths	2
PPSF	\$998	Fees	\$2,784	DOM	358



11 SHERMAN ST

Windsor Terrace

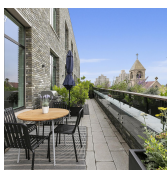
Type	Townhouse	Status	Contract	Ask	\$2,350,000
Sqft	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	N/A	DOM	19



315 6 AVE # 1

Park Slope

Type	Condop	Status	Contract	Ask	\$2,295,000
Sqft	1,576	Beds	2	Baths	2
PPSF	\$1,457	Fees	\$1,229	DOM	14



509 PACIFIC ST #PH1D

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,477	Beds	2	Baths	3
PPSF	\$1,524	Fees	\$3,113	DOM	22

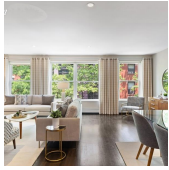


429 CLINTON AVE # 6 2

Clinton Hill

Type	Coop	Status	Contract	Ask	\$2,250,000
Sqft	1,800	Beds	4	Baths	2
PPSF	\$1,250	Fees	\$1,967	DOM	26

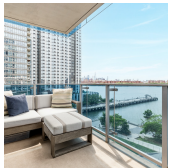
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118 STATE ST # 3

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,225,000
Sqft	1,568	Beds	3	Baths	2
PPSF	\$1,420	Fees	\$1,713	DOM	29



22 N 6 ST # 7C

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,110	Beds	2	Baths	2
PPSF	\$1,982	Fees	\$1,183	DOM	19



564 LAFAYETTE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,095,000
Sqft	N/A	Beds	6	Baths	3
PPSF	N/A	Fees	N/A	DOM	96



11 HOYT ST # 21C

Downtown

Type	Condo	Status	Contract	Ask	\$2,045,000
Sqft	1,385	Beds	3	Baths	2
PPSF	\$1,477	Fees	\$2,699	DOM	N/A



11 HOYT ST # 19C

Downtown

Type	Condo	Status	Contract	Ask	\$2,005,000
Sqft	1,385	Beds	3	Baths	2
PPSF	\$1,448	Fees	\$2,699	DOM	21

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